

**MINUTES**

**MEETING OF THE**

**CONDOMINIUM REVIEW BOARD**

**MONDAY JULY 30, 2007**

**Board Members Present: Kenneth Joyce, Elizabeth Medeiros,  
John Cangiamila, William Medeiros**

**Absent: Robert Racicot**

**The Following Hearings Were Conducted:**

**Ward Two Precinct One**

**14-16 Linden Street – Application of Michelle Blain, a Certificate of Exemption for Unit One at 14 Linden Street and a Removal Permit for Unit Two at 16 Linden Street – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased vacant June 16, 2007**

**Seeking One Certificate of Exemption – Unit One**

**Seeking One Removal Permit – Unit Two**

**Owner will be moving into Unit One**

**Owner will be selling Unit Two**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Certificate of Exemption for Unit One located at 14 Linden Street and a Removal Permit for Unit Two located at 16 Linden Street – location 14 –16 Linden Street.**

**Ward Three Precinct Two**

**38 Cambria Street – Application of John Cho, a Removal Permit for Three Units – Attorney Janelle Tiernan, 1056 Kenoyer Drive, Bellingham, Washington represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Three Family – Purchased vacant April 2007**

**Seeking Three Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 38 Cambria Street.**

**Ward Three Precinct Two**

**115 Highland Avenue – Application of 115 Highland LLC, a Removal Permit for Unit 10, Unit 17 and Unit 22 – Attorney Janelle Tiernan, 1056 Kenoyer Drive, Bellingham, Washington represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Fourteen Unit Building built 1982**

**Purchased February 15, 2007**

**Five Units were vacant upon purchase – these Units were converted March 2007**

**Seeking Removal Permits for Unit 10, Unit 17 and Unit 22**

**Copies of notification letters and returned receipts enclosed**

**Signed letters from tenants**

**Unit 10 – Seeking housing elsewhere vacated July 7, 2007 – fully support 115 Highland LLC for Removal of their Unit.**

**Unit 17 – Acknowledged notification of conversion – vacated May 31, 2007 – vacated voluntarily**

**Unit 22 – Vacated June 13, 2007 – voluntarily – moving outside the Country**

**If these Three Units are approved – Six Units remain to be converted**

**On a motion duly made, and seconded it was**

**VOTED: to grant a Removal Permit for Unit 10, Unit 17 and Unit 22 Located at 115 Highland Avenue.**

**Ward One Precinct Three**

**222 Pearl Street – Application of Adilson C. Moreira, a Removal Permit for Four Units – Attorney Joseph W. McDermott, 43 Thorndike Street, Cambridge, MA represented the applicant – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Four Units – Purchased vacant February 2007 due to fire**

**Seeking Four Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Three and Unit Four located at 222 Pearl Street.**

**Ward One Precinct Three**

**21-27 Aldrich Street – Application of John P. Rogaris, a Removal Permit for Four Units – Attorney John Rogaris, 411 Waverley Oaks Road, Waltham, MA represented the applicant – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Four Unit building purchased vacant June 2007 – Foreclosure property**

**Seeking Four Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for the Unit located at 21 Aldrich Street, the Unit located at 23 Aldrich Street, the Unit located at 25 Aldrich Street and the Unit located at 27 Aldrich Street – location 21-27 Aldrich Street.**

**Ward Seven Precinct Two**

**27-29 Waterhouse Street – Application of Seung Hahm, a Removal Permit for Three Units – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Three family – Purchased August 2005**

**Seeking Three Removal Permits**

**Owner tried to sell the property as a Three Family – was unable to do so – decided to sell as Condos**

**Unit One was owner occupied – owner moved - Unit has been vacant for Six Months**

**Unit Two and Unit Three – Copies of notices sent to tenants enclosed – Tenants were notified of their rights and were offered to purchase their Units – both Units signed statements of voluntarily vacating their Units – both Units signed separate release forms regarding their Units**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 29 Waterhouse Street, Unit Two and Unit Three located at 27 Waterhouse Street – location 27-29 Waterhouse Street.**

**Ward Six Precinct One**

**31-33 Cutter Avenue – Application of John K. Holmes, a Removal Permit for Three Units – Attorney Bruce Embry, 55 Cambridge Parkway, Cambridge, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City,**

**Three Family purchased vacant October 2006**

**Property has remained vacant since being purchased**

**Seeking Three Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 31 Cutter Avenue, Unit Two and Unit Three located at 33 Cutter Avenue – location 31-33 Cutter Avenue.**

**Ward Five Precinct One**

**15 Conwell Street – Application of Arthur Banks, a Removal Permit for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased 1986**

**Fire in 2001 – Owner has been the only person to live in the building since fire – owner has been living between the Two Units as work has been done – Owner is unsure which Unit he may occupy and which One he may sell**

**Seeking Two Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One and Unit Two located at 15 Conwell Street.**

**Ward One Precinct Two**

**28 Franklin Street – Application of Lorenzo DeBenedetto, - a Removal Permit for Unit One – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Three Family – Purchased September 1995**

**Seeking Removal Permit for Unit One**

**Notarized affidavit from Owner – Tenant moved voluntarily June 29, 2007 – Tenant had stated to owner of her intent to vacate – Owner has tried to locate Tenant –**

**Owner has no idea of Tenant's whereabouts – Owner believes that Tenant had no intention of purchasing her Unit.**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 28 Franklin Street.**

**Ward Seven Precinct One**

**46-48 Whitman Street – Application of Gary Gilbert – G2 Development LLC, a Removal Permit for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased Twelve Years ago**

**Seeking Two Removal Permits**

**Certified Return Receipt for Unit at 48 Whitman Street**

**Copy of letter sent to tenants enclosed**

**Copy of letter tenants signed enclosed –**

**Notarized affidavit from Owner – Tenants in Unit at 46 Whitman Street – Moved May 2007 to Arlington – tenants did not wish to purchase their Unit – Tenants in Unit at 48 Whitman Street are aware of the intent to convert – Tenants are moving September 2007 – new tenants are moving into this Unit – new tenants are aware of the intent to convert – owner will have new tenants fill out questionnaire**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 46 Whitman Street and Unit Two located at 48 Whitman Street – location 46-48 Whitman Street.**

**Ward Two Precinct Two**

**36-40 Line Street – Application of Margaret J. Wolynes, a Removal Permit for the Unit located at 40 Line Street – Attorney Stuart J. Farkas, 923 Massachusetts Avenue, Cambridge, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Three Family – Purchased 1978**

**Units at 36 and 38 Line Street received Removal Permits January 2007**

**Seeking Removal Permit for Unit located at 40 Line Street**

**Copies of notice sent to tenants in files**

**Copy of waiver to purchase Unit enclosed**

**Unit is vacant – Tenants vacated voluntarily**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for the Unit located at 40 Line Street – location 36-40 Line Street.**

**Ward Five Precinct Three**

**25 Linden Avenue – Application of Susan Stewart – MIST LLC, a Removal Permit for Unit Six, Attorney Joseph Lopisi, 846 Massachusetts Avenue, Arlington, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes are owed to the City.**

**Seventeen Unit Building – Attorney Lopisi's client had purchased Unit Two, Unit Four and Unit Six – Unit Four was approved June 2005**

**Seeking Removal Permit for Unit Six**

**The Association is in arrears for water for this building – there is only One Water Meter for entire building – the client was able to show that they are up to date on their payments to Association – which includes payment towards water bill – the Association states that the water will be paid by August 15, 2007**

**This Unit was rented – signed letter from former tenants stating they did not wish to renew their lease and would be vacating Unit at completion of lease period**

**If this Unit is approved – Unit Two remains to be converted**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit Six located at 25 Linden Avenue.**

**Ward Six Precinct Two**

**97 College Avenue – Application of 97 College Avenue LLC, a Removal Permit for Nine Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$4,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Nine Units – Purchased vacant October 2005**

**Property has been under renovations since being purchased vacant**

**Seeking Nine Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Three, Unit Four, Unit Five, Unit Six, Unit Seven, Unit Eight and Unit Nine located at 97 College Avenue.**

**Ward Six Precinct One**

**163 Elm Street – Application of 163 Elm Street Condominium, a Removal Permit for Six Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$3,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Six Units purchased vacant May 16, 2007**

**Seeking Six Removal Permits**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Three, Unit Four, Unit Five and Unit Six located at 163 Elm Street.**

**Ward Seven Precinct Two**

**111 Woodstock Street- 63 Waterhouse Street- Application of Ronald J. Cavallo and the Cavallo Corporation, a Removal Permit for Unit Two and Unit Four at 63 Waterhouse Street and Unit Five at 111 Woodstock Street – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Corner Property – 13 Total Units**

**Property purchased November 2005**

**Total of Ten Units already converted**

**Six Units use 63 Waterhouse Street as their address**

**Seven Units use 111 Woodstock Street as their address**

**Four Units at 63 Waterhouse Street already converted**

**Six Units at 111 Woodstock Street already converted**

**Seeking Removal Permits for Unit Two and Unit Four at 63 Waterhouse Street**

**Seeking Removal Permit for Unit Five at 111 Woodstock Street**

**Unit Two at 63 Waterhouse Street has been vacant since property was purchased**

**Unit Four at 63 Waterhouse Street – was notified April 2006 of Conversion – signed affidavit from former tenant stated receiving notice of intent to convert – acknowledged right as a tenant – waived right to purchase Unit – Acknowledged notification of July 2007 Meeting – vacated July 6, 2007**

**Unit Five at 111 Woodstock Street – was notified April 2006 of conversion – March 2007 was offered right of first refusal to purchase Unit – Tenant vacated Unit June 1, 2007**

**If these Three Units are approved – entire Property will have been converted**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit Two and Unit Four located at 63 Waterhouse Street and Unit Five located at 111 Woodstock Street – location 63 Waterhouse Street – 111 Woodstock Street.**

**Chairman Kenneth Joyce will attend the Meeting scheduled for Wednesday August 29, 2007 of the working group on the Condominium Ordinance.**

**MINUTES:**

**On a motion duly made and seconded, it was**

**VOTED: to accept the Minutes of the June 25, 2007 Meeting.**

**There being no further business to come before the Board, the Meeting was adjourned.**

**The next scheduled Meeting of the Board is for Monday August 27, 2007.**

**Respectfully submitted,**

**Mary Walker**